079.0	0002	0006.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	599,200 / 599,200
					USE VALUE:	599,200 / 599,200
					ASSESSED:	599,200 / 599,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
284		SUMMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BRAMBILA JOSE J & MARGARITA
Owner 2:	
Owner 3:	
Street 1:	284 SUMMER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	YEUNG SZE KUEN -
Owner 2:	-
Street 1:	284 SUMMER STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .165 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1964, having primarily Vinyl Exterior and 1453 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7200.000	198,500		400,700	599,200
Total Card	0.165	198,500		400,700	599,200
Total Parcel	0.165	198,500		400,700	599,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 412.33 /Parcel: 412.33

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 49101

GIS Ref

GIS Ref

Insp Date 09/17/18

!6441!

PREVIOUS ASSESSMENT

Parcel ID 079.0-0002-0006.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	198,500	0	7,200.	400,700	599,200		Year end	12/23/2021
2021	101	FV	191,000	0	7,200.	400,700	591,700		Year End Roll	12/10/2020
2020	101	FV	191,100	0	7,200.	400,700	591,800	591,800	Year End Roll	12/18/2019
2019	101	FV	176,100	0	7,200.	406,400	582,500	582,500	Year End Roll	1/3/2019
2018	101	FV	176,100	0	7,200.	303,400	479,500	479,500	Year End Roll	12/20/2017
2017	101	FV	176,100	0	7,200.	274,800	450,900	450,900	Year End Roll	1/3/2017
2016	101	FV	162,100	0	7,200.	263,300	425,400	425,400	Year End	1/4/2016
2015	101	FV	164,600	0	7,200.	223,200	387,800	387,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	03:55:20

LAST REV

Date	Time
07/26/19	08:32:37
jorourke	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6441

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
YEUNG SZE KUEN,	72396-576	1	3/29/2019		620,000	No	No		
BUONOPANE RACHE	67753-282		8/4/2016		529,000	No	No		
GALLAGHER PAUL	51407-212		7/3/2008		355,000	No	No		
GALLAGHER PAUL	51407-207		7/3/2008	Family	1	No	No		
GALLAGHER RICHA	30375-557		7/11/1999	Convenience	1	No	No		
HURLEY RICHARD	24843-457		9/8/1994		172,500	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/26/2019	SQ Returned	JO	Jenny O
9/17/2018	MEAS&NOTICE	PH	Patrick H
12/24/2008	Meas/Inspect	294	PATRIOT
1/10/2000	Meas/Inspect	276	PATRIOT
7/28/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	49101
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7200		Sq. Ft.	Site		0	70.	0.79	5			Med. Tr	-10					400,678						400,700	

Total AC/HA:	0.16529	Total SF/SM:	7200	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	400,678	Spl Credit		Total:	400,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1964	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.99544507
Adj $ / SQ:	134.385
Other Features:	66511
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	269649
Depreciation:	71187
Depreciated Total:	198462

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	
Totals			
1	5	3	

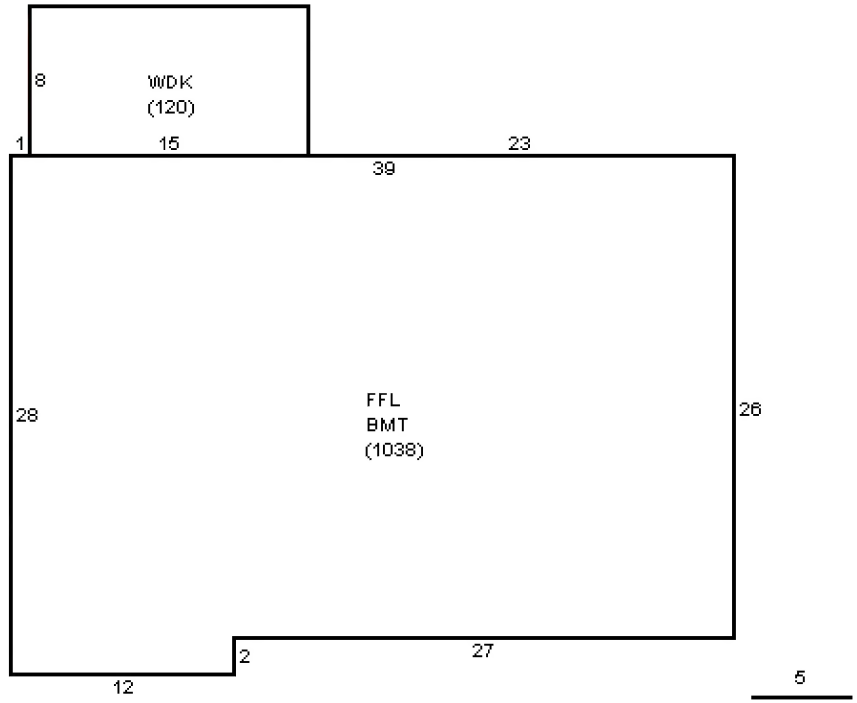
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	134.39
Special Features:	0	Val/Su Net:	90.39
Final Total:	198500	Val/Su SzAd	191.23

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,038	59.670	61,934
FFL	First Floor	1,038	134.390	139,492
WDK	Deck	120	14.270	1,712

Net Sketched Area:	2,196	Total:	203,138
Size Ad 1038	Gross Area 2196	FinArea	1453

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	40	G	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

079.0-0002-0006.A

IMAGE

AssessPro Patriot Properties, Inc